

128.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

818,000 / 818,000

USE VALUE:

818,000 / 818,000

ASSESSED:

818,000 / 818,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
37		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NEGRO JAMES A	
Owner 2: FINISON ELIZABETH C	
Owner 3:	

Street 1: 37 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WILDER THEODORE J -

Owner 2: KNIGHT JOHNNIE M -

Street 1: 37 WALNUT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,006 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 2659 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6006		Sq. Ft.	Site		0	80.	1.00	9									480,144						480,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6006.000	337,900		480,100	818,000			
Total Card		0.138	337,900		480,100	818,000	Entered Lot Size		
Total Parcel		0.138	337,900		480,100	818,000	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	307.69	/Parcel: 307.6	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	337,900	0	6,006.	480,100	818,000	818,000 Year End Roll
2019	101	FV	264,200	0	6,006.	450,100	714,300	714,300 Year End Roll
2018	101	FV	272,800	0	6,006.	372,100	644,900	644,900 Year End Roll
2017	101	FV	272,800	0	6,006.	342,100	614,900	614,900 Year End Roll
2016	101	FV	272,800	0	6,006.	312,100	584,900	584,900 Year End
2015	101	FV	266,000	0	6,006.	306,100	572,100	572,100 Year End Roll
2014	101	FV	266,000	0	6,006.	284,500	550,500	550,500 Year End Roll
2013	101	FV	266,000	0	6,006.	270,700	536,700	536,700

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILDER THEODORE		1386-112		7/1/2010		600,000	No	No		
WILDER THEODORE		1329-38		11/8/2006	Family	100	No	No		
		943-43		1/1/1981		88,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2019	1791	Inter Fi	275,800	O				
11/14/2017	1519	Re-Roof	21,550	C				
10/23/2017	1400	Solar Pa	3,000	C				
9/30/2002	809	Re-Roof	7,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Meas/Inspect	DGM	D Mann
3/9/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
2/5/2000	Inspected	197	PATRIOT
11/29/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:													
			%	1/2 Bath: 1	Rating: Average	A HBth:	Rating:													
				OthrFix: 1	Rating: Average															
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C - Average	Year Blt: 1926	Eff Yr Blt:		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1												
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
Jurisdct: G4		Fact: .		Fpl: 1	Rating: Average	Other														
Const Mod:				WSFlue: 1	Rating: Average	Upper														
Lump Sum Adj:				CONDOS INFORMATION				Lvl 2												
INTERIOR INFORMATION				DEPRECIATION				Lvl 1												
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	31.	%	Total Units:	Totals	RMS: 9	BRs: 4	Baths: 1	HB: 1								
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Functional:		%	Location:													
Bsmnt Flr: 12 - Concrete	Subfloor:		%	Economic:		%	Total Units:													
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical		Special:		%	Floor:													
Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 5 - Steam		Override:		%	% Own:													
# Heat Sys: 1	% Heated: 100	% AC:		CALC SUMMARY				Name:												
Solar HW: Yes	Central Vac: NO	% Com Wall:	% Sprinkled:	Basic \$ / SQ: 125.00			COMPARABLE SALES													
				Size Adj.: 1.04495955			Rate	Parcel ID	Typ	Date	Sale Price									
				Const Adj.: 0.98990101																
				Adj \$ / SQ: 129.301																
				Other Features: 97528																
				Grade Factor: 1.00																
				NBHD Inf: 1.00000000																
				NBHD Mod:																
				LUC Factor: 1.00																
				Adj Total: 489671																
				Depreciation: 151798																
				Depreciated Total: 337873																
MOBILE HOME				Make:			WtAv\$/SQ:		AvRate:		Ind.Val									
SPEC FEATURES/YARD ITEMS				Model:																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	128.0-0003-0015.0	
More: N	Total Yard Items:				Total Special Features:									Total:						